



State of Delaware
Department of Natural Resources & Environmental Control
Division of Watershed Stewardship
285 Beiser Boulevard, Suite 102, Dover Delaware 19904
(302)739-9921 FAX (302)739-6724

PERMIT APPLICATION FOR CONSTRUCTION SEAWARD OF THE DNREC BUILDING LINE

This application form is provided for construction activities within the defined beach area and seaward of the DNREC Building Line as shown on maps prepared by the Shoreline & Waterway Management Section, and for construction activities requiring a Permit, as outlined in Part 4.0 of the Regulations Governing Beach Protection and the Use of Beaches. Copies of individual Building Line Maps are available for planning by request to the Shoreline & Waterway Management Section.

Please answer all questions thoroughly and provide the applicable drawings and plans. An application fee of \$150.00 in check form payable to the State of Delaware must accompany the application. Incomplete applications will be returned.

All Permit applications will be advertised in two papers of State wide circulation. Twenty (20) calendar days from the date of advertisement must pass, in order to receive comments, before a decision will be rendered. A thirty (30) day appeal period follows issuance of the permit.

Name of Property Owner: _____

Mailing Address: _____

City/State/Zip Code: _____

E-mail Address _____

Telephone Numbers: A/C () _____ Residence A/C () _____ Office

Name of Authorized Agent: _____

Mailing Address: _____

City/State/ Zip Code: _____

E-mail Address _____

Telephone Numbers: A/C () _____ Residence A/C () _____ Office

Location of proposed work:

Lot(s) Number: _____ Block Number: _____

Street: _____

Subdivision/Community: _____

Tax Map #: _____

Type of work proposed:

(Construction of a dwelling, commercial building, subdivision, addition, shore protection structure, pedestrian dune crossover, septic system, storage facility, placement of utilities, placement of fill etc.).

Site Work:

Removal of sand from the site is prohibited without prior approval

Will there be any lot clearing or excavation at the site? _____

If so, will any sand be removed from the site? _____

Where will the sand be taken? _____

Will sand or fill be added to the site? _____ How much? _____

What will be the source of the material? _____

Indicate on the plans where the fill will be placed.

Will there be any landscaping? _____ If so, will you be bringing in top soil? _____

Are there any structures included in your landscape design? _____

Please indicate their location on the plans.

Activities Seaward of the Building Line and on the dune:

Construction Seaward of the Building Line must be located above Base Flood Elevation.

What NFIP Flood Zone is the property located in (e.g. V, A, B, etc.)? _____

What NFIP Flood Zone is the proposed construction taking place? _____

What is the Base Flood Elevation? _____

What is the effective/revised date of the FIRM panel used for flood zone determination? _____

(This information can be obtained from the applicable Town or County)

Will any enclosures, such as entrances, storage areas, elevators, showers, skirting, utilities etc., be constructed below the first living floor? _____ **If so, indicate their location on the plans.**

These structures must be located landward of the Building Line or elevated above Base Flood Elevation.

Will any concrete, brick or asphalt be used for flooring, driveways, side walks, etc.? _____

If so, indicate their location on the plans. These structures must be located landward of the Building Line.

Placement of construction equipment or materials seaward of the DNREC Building Line is prohibited.

Erection of sand fencing will be required to mark the Building Line.

Proposed construction should be designed and undertaken to minimize impacts to dunes and beaches.

What mitigating measures will be taken in order to prevent disturbance and damage to the dune during construction?

Following construction, what steps will be taken to replant vegetation disturbed during construction or to vegetation bare areas in the dune and on the lot?

Please supply the following information:

All surveys must be originals, signed and sealed by a professional surveyor licensed in the State of Delaware. All plans must be approved by a registered professional engineer or architect licensed in the State of Delaware. Cantilevered decks must be designed and certified by an Architect or Engineer licensed in the State of Delaware.

1. Copy of deed, lease, sales contract or other instrument showing legal interest of the property upon which work is to take place.
2. Four copies of a **8 1/2" X 11"** plan (drawn to scale)(see attached examples), indicating:
 - a. A Topographic survey of the lot (at one foot intervals), both plan and profile views, which indicates the location of the DNREC Building Line with regard to the proposed structure on the lot. If a cantilevered deck is proposed as part of the construction, please complete and submit the **Cantilevered Deck Worksheet**. The survey must also indicate the average distance seaward of the Building Line that the proposed Cantilevered Deck may or may not extend out to.
 - b. Foundation pile layout plan and detail of pile to beam attachment approved by a registered professional engineer or architect licensed in the State of Delaware, certifying compliance with local flood hazard zoning and construction ordinances.
 - c. The location and dimensions of the proposed structure, modification, or additions, on the lot or parcel clearly showing setback distances from front, back and side boundary lines
 - d. A profile view of the proposed construction (include area below first living floor) showing existing grade, proposed fill, proposed foundation, base flood elevation, first floor elevation, stairs, heat pumps, etc.
3. For all construction activities utilizing the 4 Step Process please complete and submit the **Dune Encroachment Reduction Worksheet**, demonstrating that the proposed construction is in accordance with the Regulations Governing Beach Protection and the Use of Beaches subsections 3.1.1.2 through 3.1.1.2.4.
4. For work other than construction of buildings, alternative or additional information may be required. Please contact the Division of Watershed Stewardship at (302) 739-9921 for additional information.
5. List names, Lot numbers and mailing addresses of all owners of property immediately adjacent to the project site.

Optional:

1. An elevation certificate, particularly if the proposed work is being done in a floodplain. This shows the reviewer the flood zones of all proposed construction and the elevation of the proposed structures.
2. Copies of any other permits, letters of permission, or variance documents for the proposed structures. Presenting these documents as part of your application can save time in the review process.
3. Photographs of the site, especially if existing structures are being replaced. This helps to confirm what previously existed on-site and gives the reviewer a way to visualize the proposed changes.

SIGNATURE PAGE

As legal property owner, I (we) accept the legally binding nature of the Construction Permit application and enclosed plans for construction and acknowledge the ultimate responsibility of the owner in executing the conditions of the approval. I (we) also understand that any unauthorized additions or modifications of the final approved construction plans will be considered a violation of the Construction Permit and the Regulations and are therefore subject to penalties found in the Beach Preservation Act and the Regulations.

Signature of Property Owner(s)

Date

Signature of Property Owner(s)

Date

Statement of Agent Authorization

I hereby designate and authorize _____

to act in my behalf as my agent in the processing of this Construction Permit application and to furnish, as requested, supplemental information in support of this application.

As legal property owner, I (we) accept the legally binding nature of this Construction Permit application and enclosed plans for construction and acknowledge the ultimate responsibility of the owner in executing the conditions of the approval. I also understand that this authorization does not transfer ultimate responsibility for this approval to the agent.

Major modifications or subsequent additions involving horizontal or vertical expansion of the initial construction must be entered as a new application subject to conditions for construction outlined in the Regulations. Copies of the Regulations are available upon request from the Shoreline & Waterway Management Section.

Signature of Property Owner(s)

Date

Signature of Property Owner(s)

Date

Application is hereby made for a beach Construction Permit in the State of Delaware. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge; such information is correct and complete. I further certify that I am authorized to undertake the proposed activities or I am acting as the duly authorized agent for the applicant.

Signature of Authorized Agent

Date

CHECKLIST

1. ☐ Name and address of applicant/property owner and/or authorized agent.
2. ☐ Copy of document showing legal interest of owner.
3. ☐ Pile layout plan and attachment detail approved by Registered Engineer or Architect.
4. ☐ Profile and plan view survey prepared by licensed surveyor, locating the DNREC Established Beach Preservation Building Line with regard to proposed structure on lot.
5. ☐ Plan view of proposed structure clearly indicating placement on lot, proposed distances from property lines, and parking areas.
6. ☐ Profile view of proposed structure including all proposed construction below first living floor and grading plan, if any.
7. ☐ Dune Encroachment Reduction Worksheet (if applicable).
8. ☐ Cantilevered Deck Worksheet (if applicable).
9. ☐ Names and addresses of adjacent property owners.
10. ☐ Signatures of applicant/property owner and/or authorized agent.
11. ☐ Authorization statement for agent.
12. ☐ Application fee enclosed.